

CITY OF VANCOUVERSPECIAL COUNCIL - OCTOBER 19, 1978PUBLIC HEARING

A Special Meeting of the Council of the City of Vancouver was held on Thursday, October 19, 1978, at approximately 7:30 p.m., in the Auditorium of Point Grey Secondary School, 5350 East Boulevard, for the purpose of holding a Public Hearing to amend the Zoning and Development By-law.

PRESENT: Mayor Volrich
Aldermen Bellamy, Brown, Ford, Gerard,
Harcourt, Marzari, Puil and
Rankin

ABSENT: Alderman Gibson
Alderman Kennedy

CLERK TO THE COUNCIL: H. Dickson

COMMITTEE OF THE WHOLE

MOVED by Ald. Harcourt,
SECONDED by Ald. Bellamy,

THAT this Council resolve itself into Committee of the Whole, Mayor Volrich in the Chair, to consider proposed amendments to the Zoning and Development By-law.

- CARRIED UNANIMOUSLY

To aid the public present for the hearing, the Clerk read from the agenda that the Council had before it.

1. Rezoning - 5660 & 5670 Yew Street

A. 5660 Yew Street

An application was received from Messrs. Robin A.W. Elliott and Louis G.F. Cooper to rezone Lot 3 of Lot 1 of Lot 6, Block 17, D.L. 526, Plan 3564, being 5660 Yew Street

From: RM-3 Multiple Dwelling District
To: CD-1 Comprehensive Development District.

- (a) The proposed CD-1 By-law will restrict the form of development as follows:

Uses: An office building to be used solely for a chartered accountancy practice.

- Accessory uses customarily ancillary to the above (including off-street parking and loading).

subject to such conditions as Council may by resolution prescribe.

Floor
Space
Ratio:

Not to exceed 0.87

In computing the floor space ratio, all floors of all buildings, including accessory buildings, both above and below ground level, to be measured to the extreme outer limits of the building.

The following shall be excluded in the computation of floor space ratio:

- (i) balconies, canopies, sun decks, and other features which the Director of Planning considers similar, to a maximum total area of 8 per cent of the permitted floor area;

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Rezoning - 5660 Yew Street
& 5670 Yew Street (cont'd)

- (ii) areas of floors used for off-street parking and loading, heating and mechanical equipment or uses which, in the opinion of the Director of Planning, are similar to the foregoing, where such floors are below the lowest building grade of the abutting streets or lanes as established by the City Engineer.

Height: (i) In the case of re-modelling or redeveloping the existing building, the maximum height shall be the lesser of 2½ storeys or 30 feet and may include a cellar.

- (ii) In the case of a new building, the maximum height shall be the lesser of 2 storeys and cellar or 26 feet.

Off-Street
Parking &
Loading:

Spaces shall be provided and maintained in accordance with Section 12 of Zoning & Development By-law No. 3575

and subject to the following conditions being satisfied prior to enactment:

- (1) That the detailed scheme of development in a Development Permit Application be first approved by the Director of Planning having due regard to the overall design, provision and maintenance of landscaping, vehicular ingress and egress, off-street parking and loading and garbage collection.
- (2) That the form of development is not to be materially different from the plans labelled "Alterations to 5660 Yew Street" dated July 1978 and stamped "Received, City Planning Department, August 14th, 1978", but may vary in order to meet the off-street loading provision established in the CD-1 By-law.
- (3) The east four feet of Lot 3 of Lot 1 of Lot 6, Block 17, D.L. 526 is to be dedicated to the City for lane purposes to the satisfaction of the City Engineer and so registered in the Land Registry Office.

Should the above conditions not be complied with by the applicant within 120 days from the date of the Public Hearing, then the approval granted at the Public Hearing shall expire.

- (b) Any consequential amendments.
- (c) Amend the Sign By-law No. 4810 to establish sign regulations for the newly established CD-1 By-law.

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B. 5670 Yew Street

An application was received from Messrs. William S. Munro and Peter N. Crawford to rezone Lot 4 of Lot 1 of Lot 6, Block 17, D.L. 526, Plan 3564, being 5670 Yew Street

From: RM-3 Multiple Dwelling District
To: CD-1 Comprehensive Development District.

- (a) The proposed CD-1 By-law will restrict the form of development as follows:

Uses: An office building to be used solely for a law practice.

- Accessory uses customarily ancillary to the above (including off-street parking and loading).

subject to such conditions as Council may by resolution prescribe.

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& 5670 Yew Street (cont'd)

Floor
 Space
Ratio: Same as in A above.

Height: Same as in A above.

Off-Street
 Parking &
Loading: Spaces shall be provided and maintained in accordance with
 Section 12 of Zoning and Development By-law No. 3575

and subject to the following conditions being satisfied
 prior to enactment:

- (1) That the detailed scheme of development in a Development Permit Application be first approved by the Director of Planning having due regard to the overall design, provision and maintenance of landscaping, vehicular ingress and egress, off-street parking and loading and garbage collection.
- (2) The form of development is not to be materially different from the plans labelled "Munro and Crawford Law Office" and stamped "Received, City Planning Department, May 13, 1978", but may vary in order to meet the off-street loading provisions established in the CD-1 By-law.
- (3) The east four feet of Lot 4 of Lot 1 of Lot 6, Block 17, D.L. 526 is to be dedicated to the City for lane purposes to the satisfaction of the City Engineer and so registered in the Land Registry Office.

Should the above conditions not be complied with by the applicants within 120 days from the date of the Public Hearing, then the approval granted at the Public Hearing shall expire.

- (b) Any consequential amendments.
- (c) Amend the Sign By-law No. 4810 to establish sign regulations for the newly established CD-1 By-law.

The Director of Planning recommended refusal of the rezoning applications.

Mr. H.W. Gray, Zoning Planner, reviewed the applications and explained the Director of Planning recommended refusal of both applications as it is felt there is ample property already zoned for office use in the area. He explained that if these applications were approved, it would be difficult to then reject any further applications to rezone multiple dwelling district properties on Yew Street to office or commercial use.

The Mayor called for speakers for or against the applications and representations were received as follows:

- Mr. R.A.W. Elliott, one of the two applicants for the rezoning of 5660 Yew Street, requested Council to amend the uses permitted under the proposed rezoning to read "an office building to be used solely for a professional accountancy practice" rather than "an office building to be used solely for a chartered accountancy practice".

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& 5670 Yew Street (cont'd)

- Mr. W.S. Munro, one of the two applicants for the rezoning of 5670 Yew Street, urged Council to approve his application pointing out he and his partner have received approximately 300 letters supporting their application from residents of the neighbourhood, including ones from the local commercial association and from the Kerrisdale Homeowners' Association.
- Mrs. Joyce Diggins, 3136 West 42nd Avenue, spoke in favour of both applications adding that there is a need in the neighbourhood for the services of both a professional accountancy practice and a law practice.
- Mr. Allan Gjernes, 5512 Alma, a member of the Development Permit Advisory Panel, spoke in favour of the applications.
- Mr. James A. Clarke, 6145 Southlands Place, expressed concern that if approved, the two applications would result in a number of additional applications for rezoning residential properties for commercial or office use and stated there is adequate office space available now within two blocks of the subject properties.

MOVED by Ald. Puil,

THAT the application of Messrs. Robin A.W. Elliott and Louis G.F. Cooper to rezone 5660 Yew Street and the application of Messrs. William S. Munro and Peter N. Crawford to rezone 5670 Yew Street, be approved after amending the permitted use for 5660 Yew Street to read "an office building to be used solely for a professional accounting office".

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Harcourt,

THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Puil,

SECONDED by Ald. Harcourt,

THAT the report of the Committee of the Whole be adopted and the Director of Legal Services be instructed to prepare and bring in the necessary amendments to the Zoning and Development and Sign By-laws.

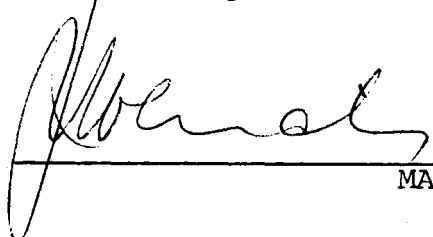
- CARRIED UNANIMOUSLY

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The Council adjourned at approximately 7:55 p.m.

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The foregoing are Minutes of the Special Council Meeting
(Public Hearing) of October 19, 1978, adopted on October 31, 1978.


MAYOR


CITY CLERK